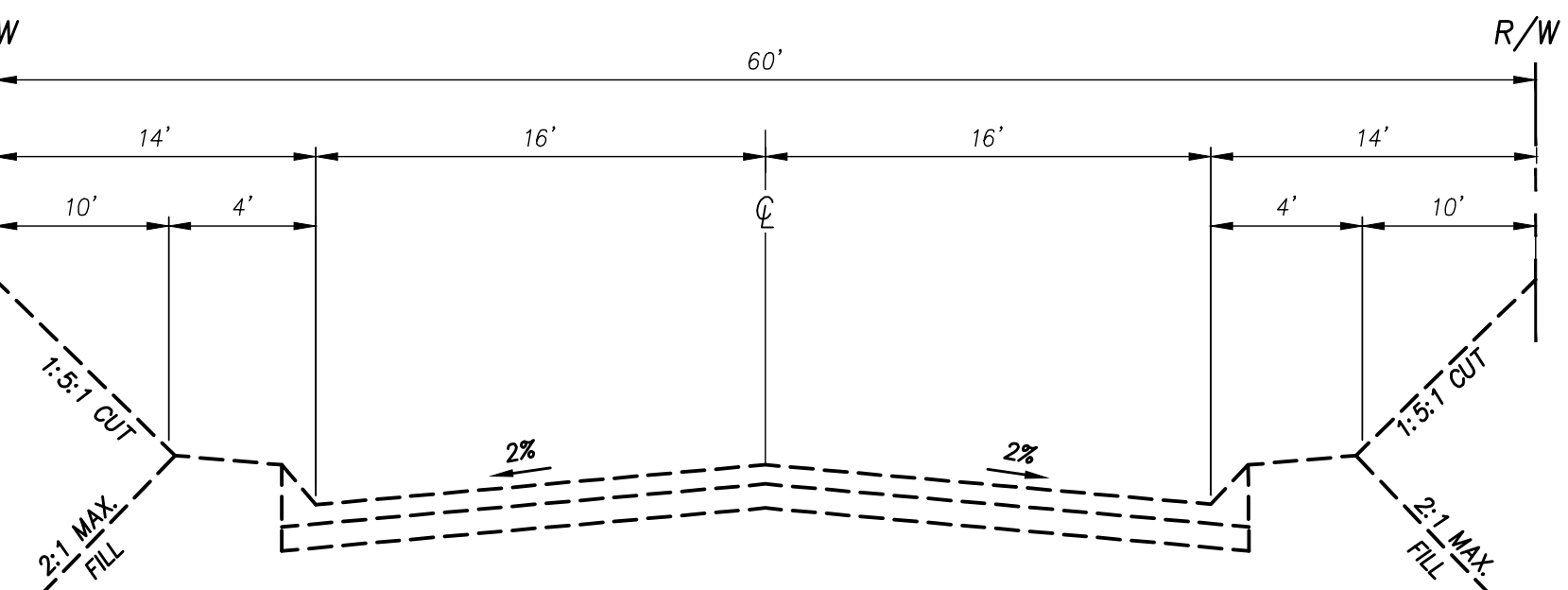
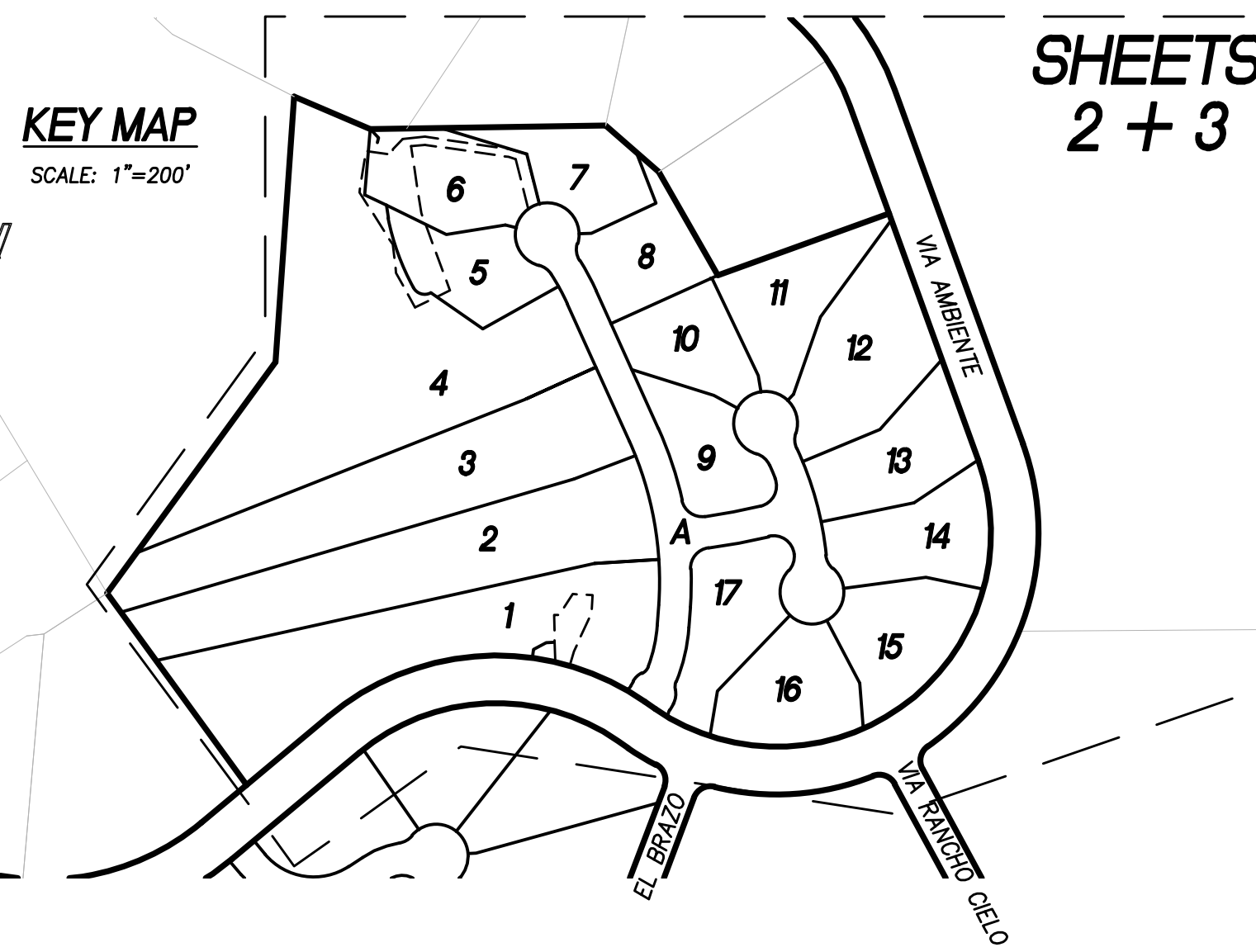
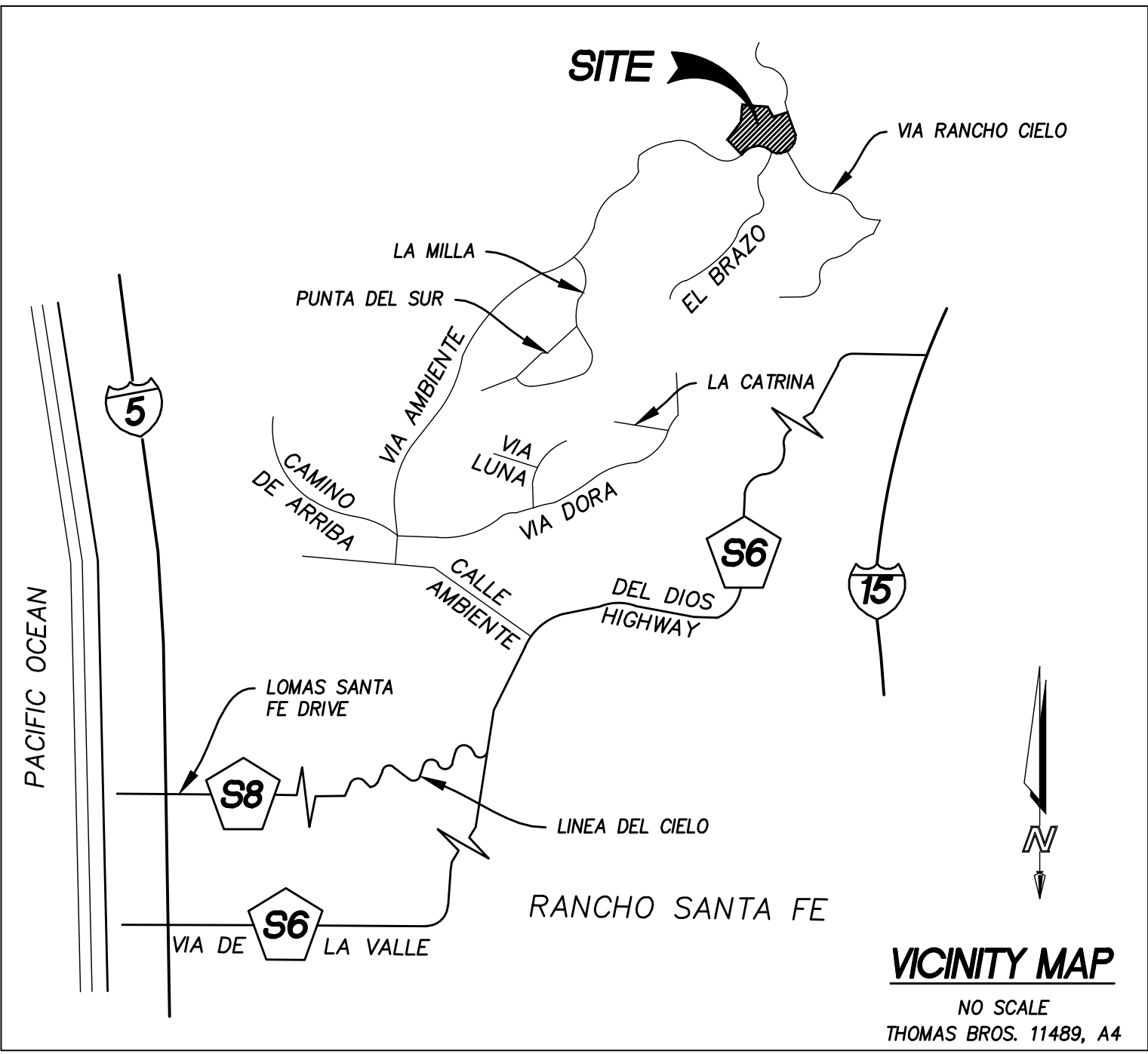
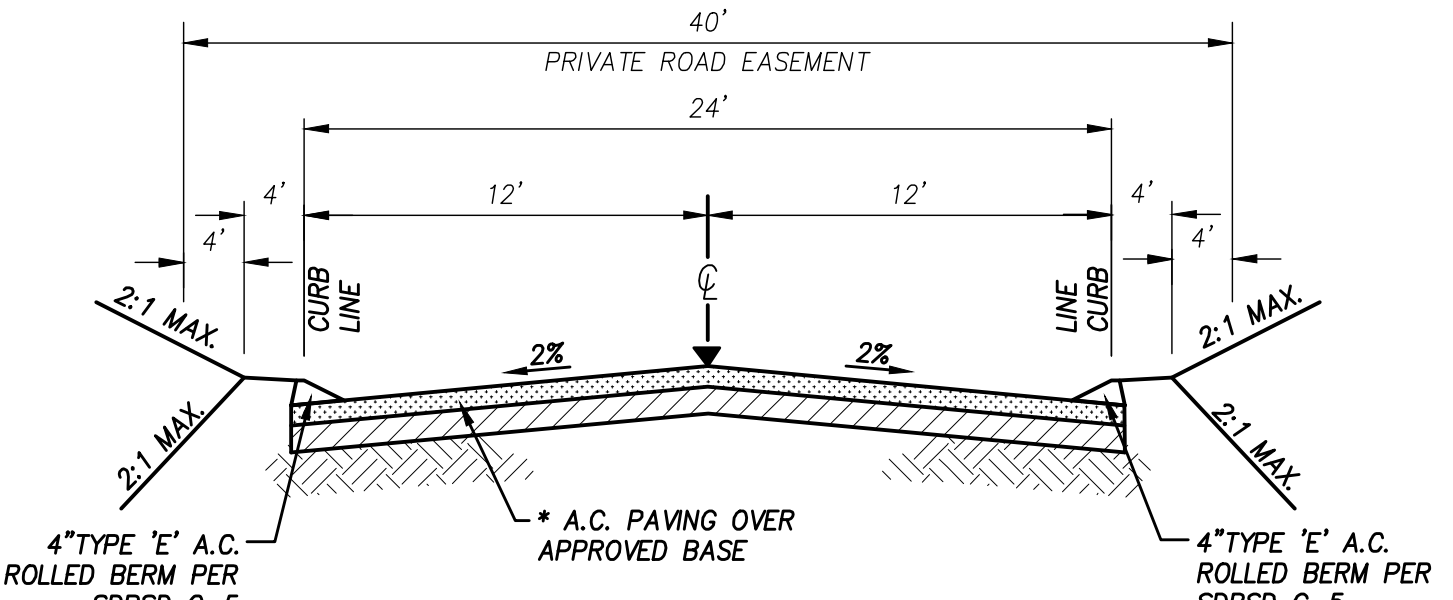


PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TRACT MAP 5441RPL⁴ RANCHO CIELO PARCEL "H"



EXISTING VIA AMBIENTE TYPICAL STREET SECTION
NO SCALE



PROPOSED TYPICAL PRIVATE ROAD SECTION
NO SCALE

GRADING NOTES

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF THE VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER 3 FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATION.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS AND ELECTRIC

PACIFIC TELEPHONE

COX CABLE

OLIVENHAIN MUNICIPAL WATER DISTRICT (SEWER)

OLIVENHAIN MUNICIPAL WATER DISTRICT (WATER)

TELEPHONE
1-800-411-7343

1-888-672-2835

1-855-627-1562

1-760-753-6466

1-760-753-6466
7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 am AND 6:00 p.m., EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTH MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OF FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:
CUT: 1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK. 2:1 FOR MAJOR SLOPES.
FILL: 2:1

EXCAVATION: 78,500 CY. EMBANKMENT: 96,000 CY. IMPORT: 17,500 CY.

A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE/ OR IMPORT AREA.
14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, & D-75.
16. FINISHED GRADING TO BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION).

LOT AREA

LOT NO.	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	1.61	15,531	0.36
2	1.44	14,240	0.33
3	1.42	15,897	0.37
4	2.51	20,048	0.46
5	0.40	12,872	0.30
6	0.51	15,226	0.35
7	0.40	17,545	0.40
8	0.40	17,428	0.40
9	0.40	15,425	0.35
10	0.40	17,310	0.40
11	0.50	21,679	0.50
12	0.72	31,348	0.72
13	0.50	21,903	0.50
14	0.50	21,958	0.50
15	0.51	19,468	0.45
16	0.52	22,516	0.52
17	0.50	21,845	0.50
A	1.17	N/A	N/A

OPEN SPACE AREA

EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED O.S. AREA (SF)	*PROPOSED O.S. AREA (AC)
232,321	5.36	232,097	5.33

* BRUSH MANAGEMENT ZONE "B" CAN OCCUR WITHIN OPEN SPACE AREA

PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE

SOLAR ACCESS NOTE

THE LOTS WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5:1 OR AS NOTED	
EXISTING CONTOUR	
PROPOSED CONTOUR	
DAYLIGHT LINE	
BRUSH MANAGEMENT LINE	
LOT NUMBER	1
PAD ELEVATION	1125.0
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN (PVT.)	
PROPOSED SEWER MAIN (PVT.)	
PROPOSED WATER MAIN (PVT.)	
PROPOSED FIRE HYDRANT ASSEMBLY	
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING CONCRETE BROW DITCH	
PROPOSED CONCRETE BROW DITCH	
INDICATES DIRECTION OF FLOW	
RETAINING WALL	
OPEN SPACE FENCING	

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.

ZONING INFORMATION		
APN 264-410-02	EXISTING	PROPOSED
USE REGULATIONS	RV-3	RV-3
NEIGHBORHOOD REGULATIONS	A	A
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE	-
	BUILDING TYPE	L
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	P
	LOT COVERAGE	60%
	SETBACK	V
SPECIAL AREA REGULATIONS	OPEN SPACE	A
	P	

GENERAL NOTES

1. TOTAL GROSS AREA: 14.418 ACRES NET AREA: 14.418 ACRES
2. TOTAL NUMBER OF LOTS: 18
3. TOTAL NUMBER OF DWELLING UNITS: 17
4. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
5. EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
6. LAMBERT COORDINATES: 322-1719
7. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
8. GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
9. GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN
10. COMMUNITY PLAN: SAN DIEGUITO
11. PROPOSED LAND USE: 17 SINGLE FAMILY RESIDENTIAL LOTS
12. PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 203 OF COUNTY OF SAN DIEGO TRACT NO. 4229-4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1991,

ASSESSOR'S PARCEL NO. 'S

EXISTING ZONE	PROPOSED ZONE
264-382-16	RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	PRIVATE - HOA MAINTAINED
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SD&E
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GRADING QUANTITIES

CUT	78,500 C.Y.
FILL	96,000 C.Y.
IMPORT:	17,500 C.Y.

OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.
PO BOX 2303
RANCHO SANTA FE, CA 92067
TEL: (858) 756-5667

DENSITY CALCULATION

PROPOSED DENSITY = 17 DU/ 14.418 AC = 1.2 DU/AC
ALLOWABLE DENSITY = 3.0 DU/AC

ENGINEER OF WORK

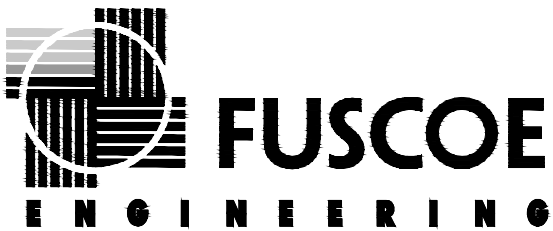
FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoecoe.com

DATE _____



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fusco.com

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
LOT NUMBER	1
EXISTING CONTOUR	---
EXISTING CONCRETE BROW DITCH	---

RANCHO CIELO PARCEL "H"
EXISTING CONDITIONS W/ PROPOSED LOTTING

DATA TABLE

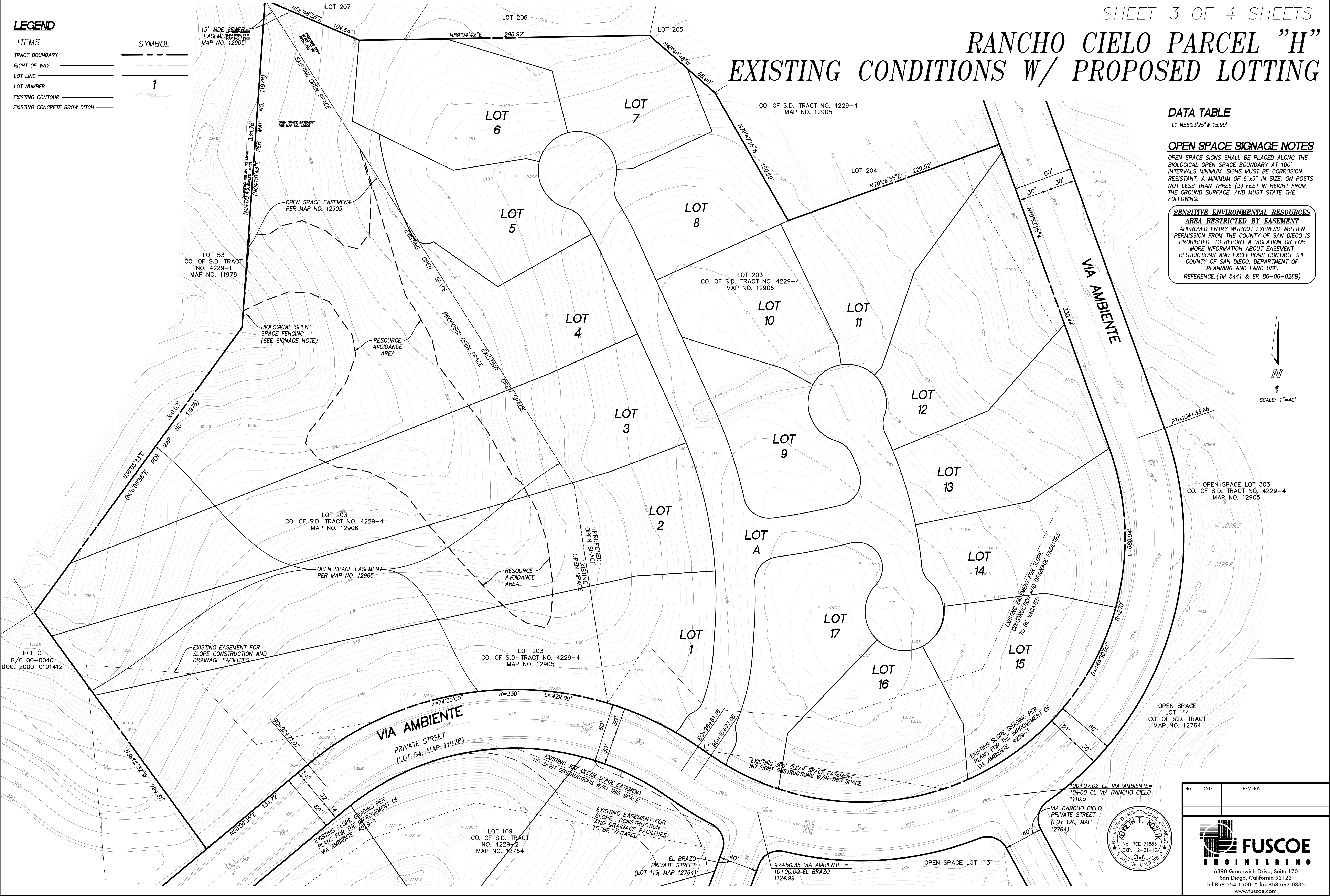
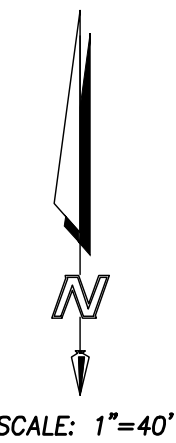
L1 N55°23'25"W 15.90'

OPEN SPACE SIGNAGE NOTES

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT

APPROVED ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE.
REFERENCE: (TM 5441 & ER 86-06-026B)



NO.	DATE	REVISION

FUSCOE
ENGINEERING

6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoee.com

RANCHO CIELO PARCEL "H"
PRELIMINARY GRADING PLAN

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5:1 OR AS NOTED	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DAYLIGHT LINE	---
LOT NUMBER	6
PAD ELEVATION	1125.0
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN (PVT.)	---
PROPOSED SEWER MAIN (PVT.)	---
PROPOSED WATER MAIN (PVT.)	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
PROPOSED CONCRETE BROW DITCH	---
INDICATES DIRECTION OF FLOW	---
RETAINING WALL	---
OPEN SPACE FENCING	---

NOTES:

1) SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.

2) ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 21' TALL AS DESIGNATED ON THE PLAN.

3) FOR BRUSH MANAGEMENT ZONE A & B LIMITS SEE SITE PLAN S05-044.

DATA TABLE

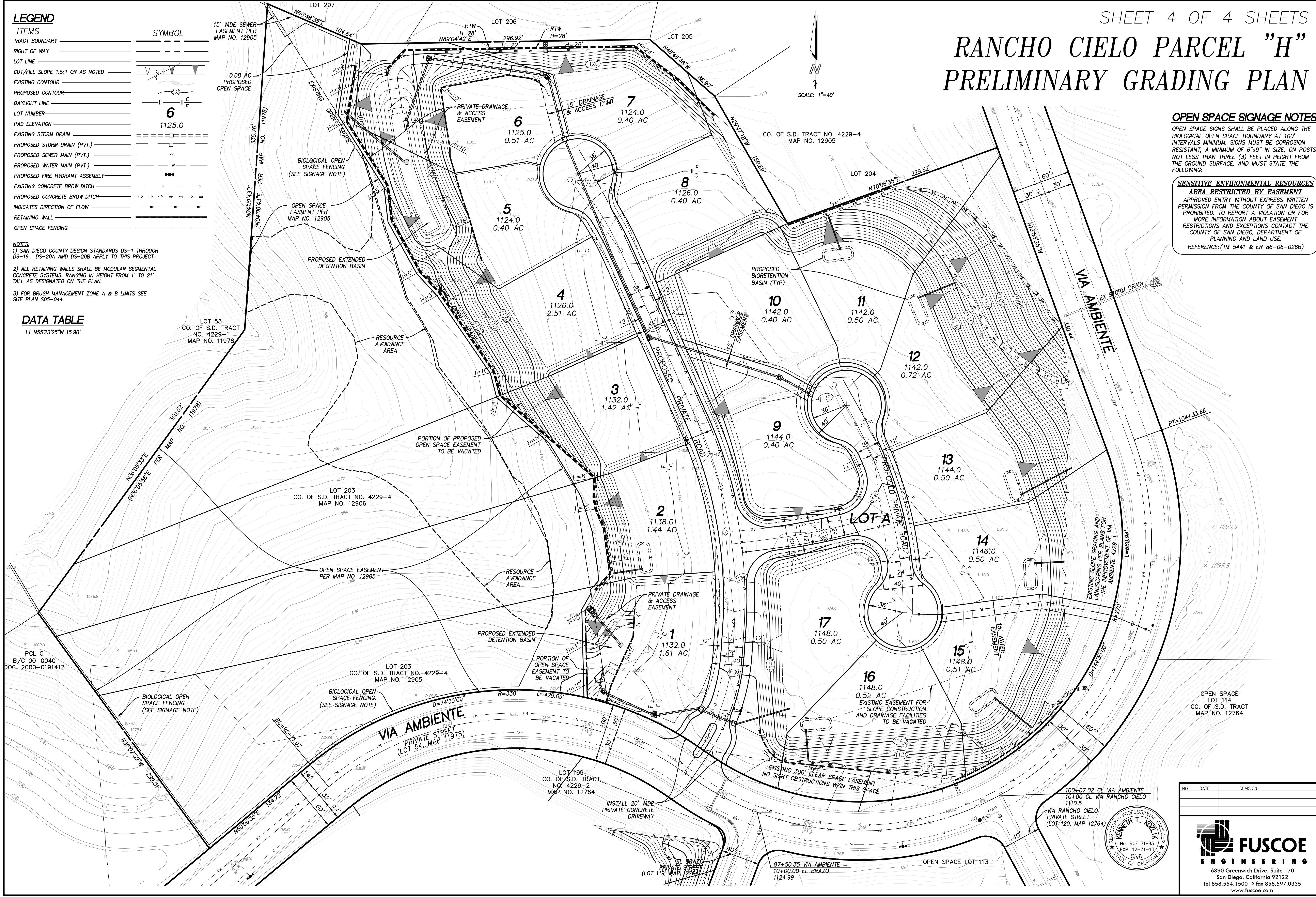
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OPEN SPACE
LOT 114
CO. OF S.D. TRACT
MAP NO. 12764



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ENGINEERING

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